

DBH Hull

DBH
Serviced Business
Centres Ltd



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DBH Hull

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DBH Hull

Located in the picturesque village of North Ferriby, Melton Court is a fully serviced business centre providing offices on a flexible, all inclusive basis. Being located to the West of Hull just off the A63, we are blessed with a highly accessible location.

The centre has a vibrant atmosphere with regular opportunities for our clients to network with each other. Our reception staff provide a friendly and professional image for any clients or visitors that come into the centre. We are set up to answer our clients calls in their own company name which allows you to do what you do best – running your business.

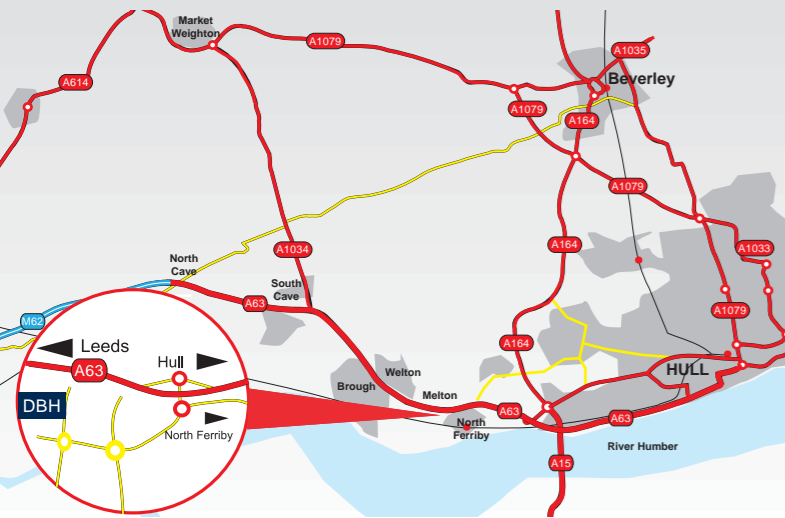
Our high specification office space can accommodate organisations requiring between 1 and 52 workstations (160 – 4,000 sq ft)

Two meeting rooms are available accommodating 8 and 20 people respectively.

The Location

We are located in the leafy village of North Ferriby, just outside Hull on the A63. The benefits of this location is that it avoids the rush of the city centre as well as allowing great access for clients and visitors from outside Hull. A bus service runs from Hull City Centre and we are 5 minutes drive from Brough train station.

- Located in the village of Melton just to the West of Hull
- Great access to the A63 which leads to Hull City Centre in one direction and the M62 in the other
- Free car parking for those who drive and bus/train access for those who don't
- Little to no traffic due to quiet location
- Local pub and amenities



High Specification Serviced Offices

Furnished with modern furniture, a striking reception and professional on site staff, the office building provides its occupants with a comfortable and practical working environment coupled with a highly professional image.

Melton Court comprises of over 300 workstations in a variety of different sized suites spread across two interconnected buildings. Meeting room facilities are located on the ground floor with the reception area providing easy access for visitors and clients in the front building. A large open plan unit is available on the ground floor of the building to the rear which can accommodate up to 30 workstations.

Offices benefit from modern furniture, air conditioning, data cabling, broadband and telecoms being available on occupation and the highly professional front of house reception service.

Terms

All accommodation is provided on flexible "all inclusive" licences with high specification furniture and telephone equipment. Terms are primarily offered on a monthly basis with options to extend where appropriate. Tailor made packages can also be created to suit individual client needs.

Features

- All accommodation benefits from:
- On-site parking
 - 24/7 access & security monitoring
 - Call answering & reception services
 - On site management team
 - Access to meeting rooms
 - State of the art telephony
 - High speed internet connectivity.
 - Quarterly networking events for clients



DBH Office Licence Fees Include:

Set Up Costs

Office

- Air conditioning (in selected offices)
- Furniture
- Power/lighting installation
- Furnishings (carpet/painting/blinds)
- Partitioning
- Security/Fire alarm
- Keys

Kitchen

- Units & installation
- Equipment
- Consumables

Reception/Common areas

- Furniture
- Pictures
- Plants
- Fire extinguishers

Meeting room(s)

- Air conditioning
- Furniture
- Pictures
- Plants

Telecoms

- System purchase
- Data cabling & equipment
- Installation, programming & training

Professional fees

- Solicitor
- Surveyor

Running Costs

Landlord

- Rent
- Service Charge
- Building insurance

Council

- Business Rates

Cleaning/Refuse

- Waste disposal
- Cleaning contract
- Window cleaning
- Sewerage

Telecoms

- Line rental
- System maintenance

Security

- Alarm maintenance
- Monitoring/callout service

Utilities

- Water
- Electricity
- Gas

Repairs & maintenance

- Air conditioning servicing
- Contractor labour costs
- Materials & consumables

Staffing

- Telephonist/Receptionist/Secretary
- Office manager time
- Accountant administration
- Recruitment fees/staff on costs
- Staff training

Car parking

- Parking charges
- Parking rates



Additional Products & Services

Offices by the day

Should a client wish to meet you at your premises, we can provide you with a fully furnished office or room on a daily basis. This is an ideal option for home workers who need to create the right impression with their customers but do not need a permanent office. Each office would normally be provided with:

- 1 desk
- 2 visitor chairs
- Telephone
- Broadband connection
- Use of reception service

Different furniture can be provided (if available in the centre) to suit your needs, whether you are using the room for a financial consultation with a customer through to a more personal consultation with a patient.

Meeting Room Hire

We have meeting room facilities that can be hired on an hourly, 1/2 day or daily basis. The rooms can be set out in a number of different ways and can be used for:

- Interviews
- Board meetings
- Training sessions
- Presentations

Our facilities can be hired by customers with offices in our centres and organisations from outside the centre.

Meeting room hire on an hourly, 1/2 day and daily basis is more economical than rooms charged on a per delegate basis.

A number of catering options are available in addition to the normal tea/coffee/water refreshments.

Virtual Office

Our Virtual Office service is ideal if you want to create the impression that you have an office but don't actually need one. It is also useful if you need to create a regional presence.

The service is also great if you need someone to take calls for you during business hours when you are occupied with client meetings, supplier meetings, paperwork and all those time consuming tasks you perform in keeping your business running.

With a Virtual Office, we provide you with a telephone number and either answer the calls in your business name or forward them directly to you. The service also provides you with the ability to use our address for your post.

If you do not need the call answering element of the service, then we can just provide you with a mailbox for receipt of your post.

Broadband

We have a range of Broadband packages designed to suit the needs of you and your business. Please see the enclosed/attached leaflet explaining exactly what we can provide.

Administration & Support

Secretarial support and administration services are available from our professionally trained on site team. Whether you need a letter typed, a mailing sent out or some administrative work undertaken, our staff are ready and willing to help.

Misdescription Act

The agents on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by the agents has any authority to make or give any representation or warranty whatever in relation to these properties.

SUBJECT TO CONTRACT. Published April 2009.

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